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**THE BARN
CUTTLE POOL LANE
KNOWLE, B93 0AP**

A stunning listed barn conversion, set within 1.5 acres of beautiful grounds, just a five minute drive from Knowle Village Centre. Featuring a circular drive with gated entrance, spectacular beam work, and panoramic views, this property combines charming period details with modern living conveniences. Perfect for those seeking a tranquil country lifestyle.

THE BARN, CUTTLE POOL LANE

Located down a picturesque country lane, this exquisite, listed barn conversion offers a unique blend of historical charm and modern living. Set in the most idyllic location it offers the rural location with the benefit of close proximity to the amenities in Knowle Village.

The Barn has an incredible feeling of light and space, with bright spacious rooms set within 1.5 acres and really has to be viewed to experience the charm and lifestyle it offers.







As you enter through the reception hall, you are greeted by full-height glazed doors that lead to various living spaces. To the right, a cosy secondary lounge snug connects to a farmhouse-style kitchen, complete with handmade Terracotta floor tiles, a large range cooker, and a Belfast sink. This space flows into a sizable utility room and provides access to the garage.

There is potential here to open up the kitchen-dining area through into the sitting room to create a larger entertaining space, should a more contemporary feel be desired.



The main hall also opens to an open-plan dining area adorned with stunning old beams, adding to the property's rustic allure. Steps lead up to a magnificent living room with large French doors, an enormous fireplace with a log burner, and breathtaking views.

Adjacent to this is a versatile room with incredible ceiling height and beams, currently used as a sunroom snug with its own en suite and wardrobes which could serve as a double bedroom









The galleried landing upstairs leads to four generously sized bedrooms, each with significant architectural features such as high ceilings and exposed beams. Two of the bedrooms offer en-suite bathrooms, with the principal bedroom boasting dual aspect views, ample storage, and a luxurious en-suite with a freestanding bath and large shower. The family bathroom and additional bedrooms are equally well-appointed, ensuring comfort and style are not compromised.







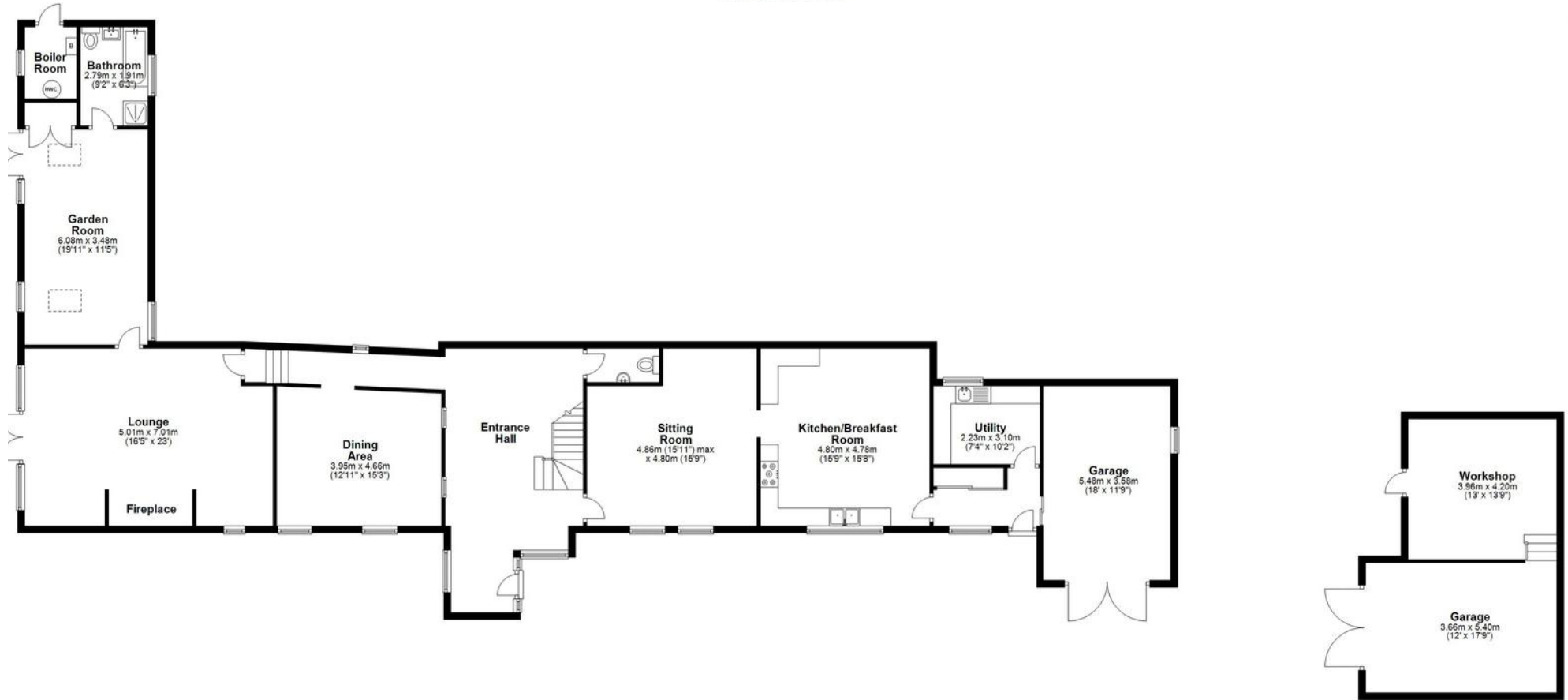




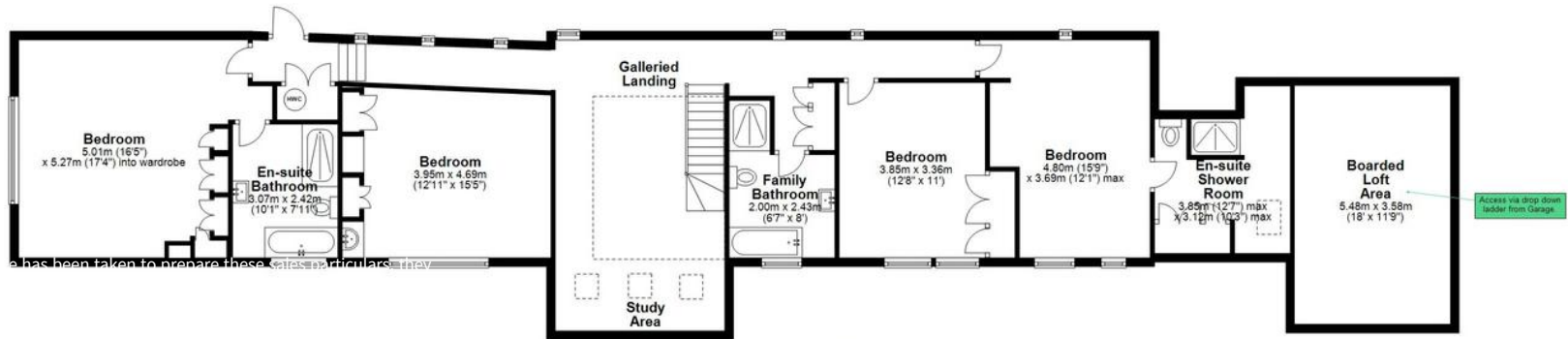


The property is set within 1.5 acres of delightful grounds, surrounded by mature trees and tall hedges that provide privacy and serenity. The garden includes a large patio area ideal for outdoor entertaining whilst enjoying the scenic views. A detached garage with additional integral garage offer plenty of storage options whilst extensive off-road parking, in the form of a circular drive, further enhance this home's appeal.

Ground Floor
Main area: approx. 189.9 sq. metres (2108.2 sq. feet)
Plus outbuildings, approx. 38.5 sq. metres (418.1 sq. feet)



First Floor
Approx. 165.9 sq. metres (1786.0 sq. feet)



Main area: Approx. 361.8 sq. metres (3894.2 sq. feet)
Plus outbuildings, approx. 36.8 sq. metres (396.3 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

FEATURES

- Grade II Listed Home
- Large 1.5 Acre Plot
- Cosy Country Kitchen/Breakfast Room
- Characterful Drawing Room with Fireplace
- Delightful Open Plan Dining Space
- Four Bedrooms, Two with En-Suites
- Potential Additional Downstairs Bedroom with En-Suite
- Gated Entrance
- 5 Minutes To Knowle High Street

SIZE Total - 3,894 sq ft

TENURE Freehold

SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

SERVICES

Mains services are connected to the property. Heating is by way of Oil and there is a Klargester Sewage system.

BROADBAND

Type	Max download speed	Max upload speed
Standard	6 Mbps	1 Mbps
Ultrafast	1000 Mbps	220 Mbps

Network in the area: OpenReach

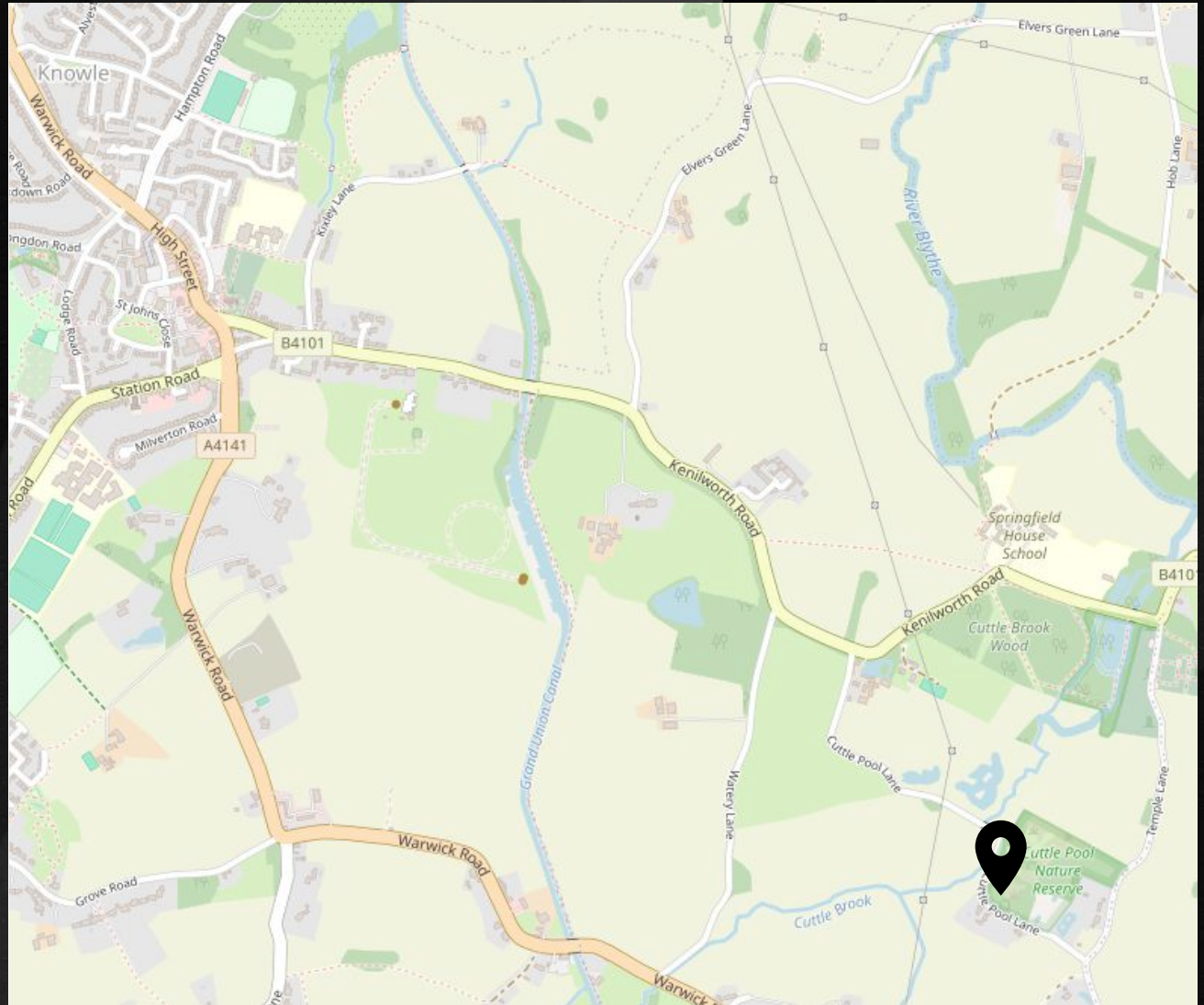
VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

✉ premium@dmandcohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



LOCATION

Located just a 5 minutes' drive from Knowle High Street, which is teeming with fabulous independent shops, restaurants and coffee shops, Knowle has a reputation for being one of the most affluent areas in the Midlands. Enjoying excellent state schools but also within easy access to Solihull's outstanding private schools. Serviced by Dorridge Train Station via the Chiltern Line or via Birmingham International Train Station, access to London and the surrounding areas could not be easier. By car Junction 5 of the M42 provides fast links to the M40, M5 and M6 motorways. Birmingham International Airport is also just a 10-minute drive away.

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Call us on **01564 777314 (option 4)**

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